



Staff Report

Right of Way Dedication

Case #: ROW-2017-06-00004

Attachments:

Staff Report, Photos, Survey, Annexation Ord# 06-4069, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Wednesday, July 19, 2017

City Council Introduction: Tuesday July 25, 2017

City Council Final: Tuesday August 8, 2017

City Council Request (Ordinance):

Introduction of an Ordinance to authorize the Mayor to sign all documents in connection with acceptance of Right of Way dedication of Tiffany Lynn Court, a 10' Servitude dedication, and renaming of Right of Way to Falcon Drive request by Gemma Holdings LLC. Located in Chase Plaza Subdivision in accordance with survey by Wm. J. Bodin Jr. (ROW-2017-06-00004) Recommend approval by Planning Commission

Site Information:

Location (Address): 44590 Tiffany Lynn Ct

Council District: City Council District 1

Existing Zoning: C-N

Future Land Use: Commercial

Existing Land Use: Commerical

Site Description:

Known as Tiffany Lynn Court accessed by Hwy 190 East. Road is adjacent to Piggy Wiggly. Road is approx 950' long. Water, Sewer, and Drainage are existing

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Airport/S-2 (across US Hwy 190 E)
South	Outside City Limits
West	City of Hammond/CN
East	Outside City Limits

Additional Information:

Aug 2006 Ord#06-4069 property was annexed into the city

Findings:

Will this diminish the value of the surrounding properties?

Will this alter the essential character of the neighborhood?

Will granting this request be detrimental to the public welfare?

Light and air?

Traffic congestion or hazard?

Overburden existing drainage and utilities?

Emissions of odors, fumes, gasses, dust, smoke?

Noise and vibrations?

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: Matt Sandifer to recommend acceptance

For: Matt Sandifer, Stanley Young, William Travis, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: Jeffrey Smith

Ordinance to Read:

An Ordinance has been adopted to rename Tiffany Lynn Court right of way in its entirety to Falcon Drive as shown on survey by Wm . J. Bodin Jr.; and

Acceptance of Dedication of Falcon Drive right of way in its entirety as shown on survey by Wm . J. Bodin Jr.; and

Acceptance of Dedication of 10' utility servitude along the east right of way edge of Falcon Drive (approx 10' x 716.86') as shown on survey by Wm. J. Bodin Jr.







RIGHT OF WAY DEDICATION APPLICATION
CITY OF HAMMOND

FILING DATE: 6-9-17 PERMIT # Low-2017-06-00004

The next Planning Commission Meeting will be held on July 6, 2017 at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Planning Commission must meet the 21 day deadline for the next meeting.

PARCEL # 04MD000000976

(Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: 411590 T. Hwy. Lyon Court

Where did you get this address? Post Office In Building Dept. 911 Office Other

List all current property owners:

PROPERTY OWNER: Capitola Hold LLC PHONE: 855.1585.1818
 ADDRESS: PO Box 107, Hammond, LA State: LA Zip: 70404

APPLICANT/DEVELOPER: Ed Hoover First Name Last Name
 MI: _____
 COMPANY NAME: Capitola Holdings, LLC Owner Contractor Other

Applicant Mailing Address: P.O. Box 107, Hammond, LA 70404
 Applicant Telephone: 855.1585.1818 Street or PO Box City State Zip
 Applicant Fax: 855.1549.1136

PERMIT INFO-Additional Check if you will be applying for SUBDIVISION REZONING VARIANCE
 # of Acres: 4.70 # of Proposed Lots: _____

NAME OF DEVELOPMENT: Falcon Drive Dedication
 EXISTING ZONING: RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
 MX-N MX-C MX-CBD C-H C-R I-H I-IL

CURRENT USE OF LAND: Residential
 INTENDED USE OF LAND: Single Family Residential Multi-Family Commercial
 Industrial Other (explain: City)

SURVEYOR: _____ PHONE: _____

NOTE: Six (6) copies of the complete plans and specifications and seven (7) additional copies of any property plat containing information pertaining to the attached check list shall be made part and submitted with the application for preliminary review.

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

APPLICANT SIGNATURE: [Signature] DATE: 6-8-17
 OWNER SIGNATURE: [Signature] DATE: 6-8-17
 CITY PLANNER: _____ DATE: _____

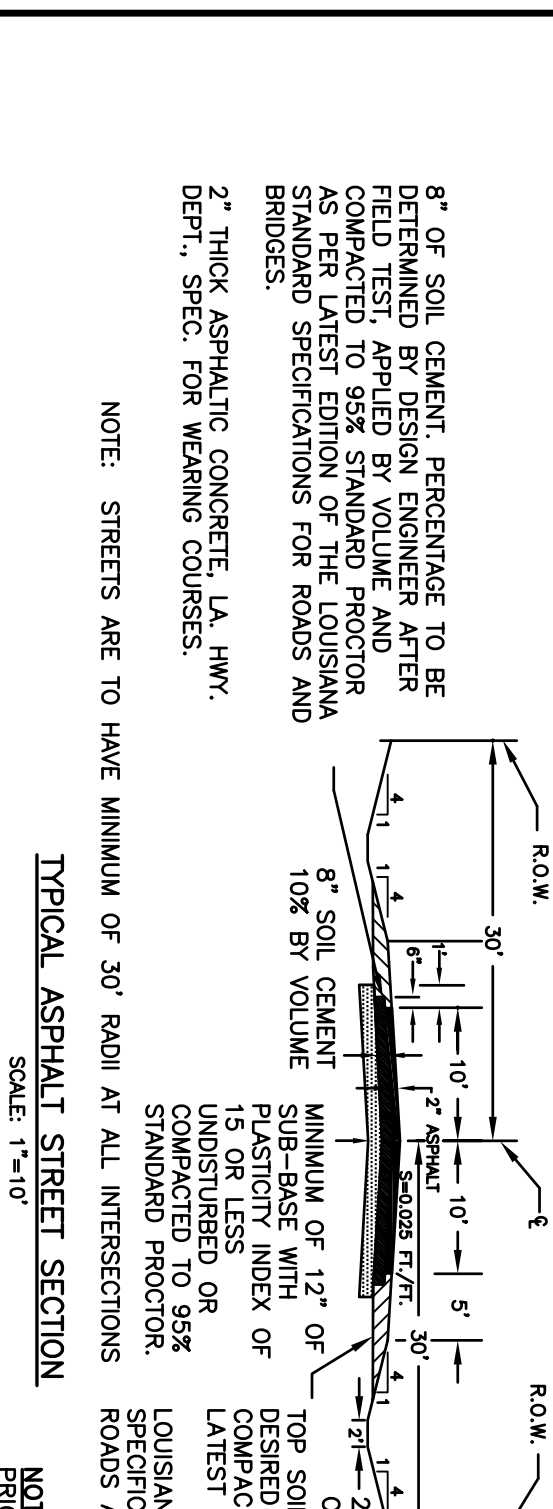
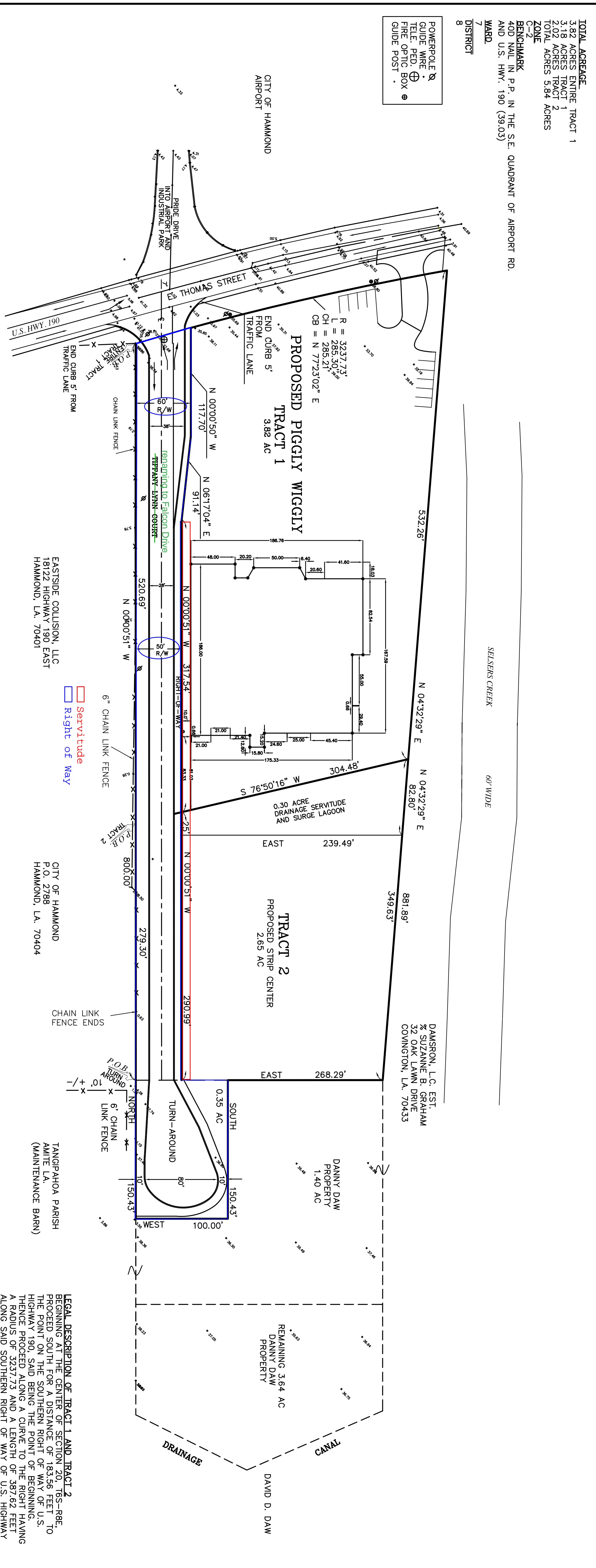
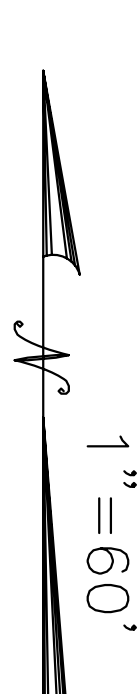
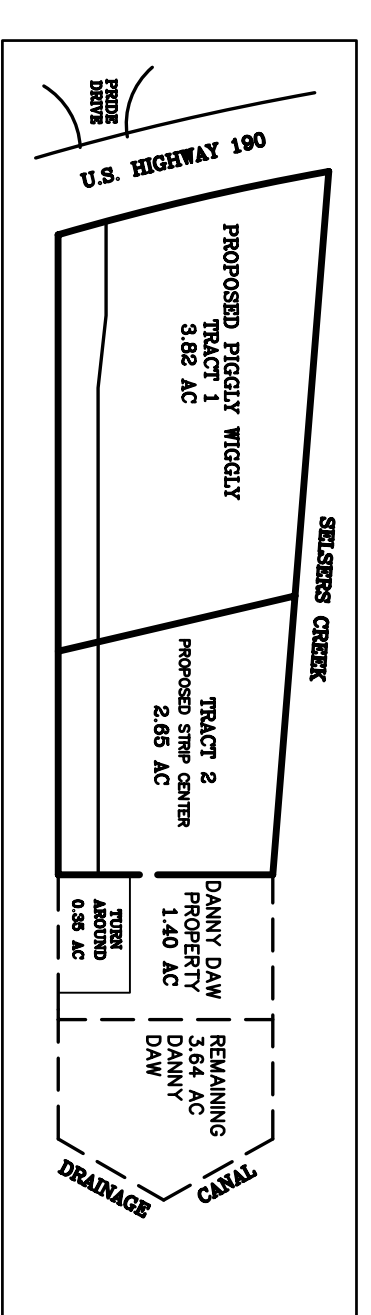
***** OFFICIAL USE *****
 Fees for Dedication & Subdivision \$300.00 + \$5.00 for Each Lot = TOTAL DUE \$ _____

AMOUNT PAID: \$ CHECK# PAID CASH DATE PAID / /

Waived per Mayor

FINAL PLANS CHASE PLAZA

NOTES
FLOOD ZONE
 FLOOD ZONE "X" IS LOCATED IN FLOOD ZONES "X" AND "A"
 FLOOD ZONE "Y" IS NOT FLOOD PRONE
 FLOOD ZONE "A" (FLOOD PRONE)
 COMMUNITY PANEL NO. 220206 0175 E
 DATED 8-23-00
 PROPERTY LINES ARE ALONG CENTERLINE OF CANALS OR DRAINAGE
 DITCHES UNLESS SHOWN OTHERWISE
BUILDING SETBACKS, MINIMUMS:
 MINIMUM YARDS SHALL BE AS FOLLOWS:
 25' FROM SETBACK
 25' FROM MINIMUM BUILDING SET BACK WITH A MINIMUM
 LANDSCAPED OPEN FRONT YARD OF 10 FEET IN DEPTH.
 FRONT YARD MAY CONTAIN SIGNS AND DRIVEWAYS BUT
 SHALL NOT BE HARD-SURFACED FOR PARKING. FRONT
 YARD SHALL BE MAINTAINED AS AN OPEN LANDSCAPED
 AREA (MINIMUM BUILDING SETBACK SHALL REMAIN AT
 25 FEET), AS REQUIRED BY SECTION 2.4 (17) OF THIS
 ZONING ORDINANCE.
REAR YARD
 A MINIMUM OF 10 FEET IN DEPTH.
SIDE YARD
 A MINIMUM OF 10 FEET PER EACH SIDE OF BUILDING
 UNDER 3 STORIES IN HEIGHT. BUILDING OVER 3
 STORES IN HEIGHT SHALL HAVE SIDE YARDS OF AT
 LEAST 1/2 THE HEIGHT OF THE BUILDING.
**THE MINIMUM LOT WIDTH, MINIMUM LOT AREA AND
 MINIMUM LOT AREA PER LIVING UNIT FOR DWELLINGS
 SHALL BE AS REQUIRED IN THE LEAST RESTRICTIVE
 ABUTTING R DISTRICT FOR MULTI-FAMILY USES.
 R-A DISTRICT REQUIREMENTS SHALL BE USED
 UNLESS OTHERWISE SPECIFIED.
 MINIMUM LOT WIDTH AND MINIMUM LOT AREA SHALL NOT
 BE LESS THAN 50 FEET.
TOTAL ACREAGE:
 3.82 ACRES ENTIRE TRACT 1
 3.18 ACRES TRACT 1
 2.02 ACRES TRACT 2
 TOTAL ACRES 5.84 ACRES
ZONING
 DISTRICT**



REVISION	DATE	BY	DESCRIPTION

8" OF SOIL CEMENT, PERCENTAGE TO BE DETERMINED BY DESIGN ENGINEER AFTER COMPACTED TO BEK STANDARD PROCTOR AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
2" THICK ASPHALTIC CONCRETE, L.A. HWY. DEPT., SPEC. FOR WEARING COURSES.
NOTE: STREETS ARE TO HAVE MINIMUM OF 30' R/W AT ALL INTERSECTIONS

NOTE:
 PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE INDIGENOUS SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THESE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1) FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO (2) TESTS FOR ANY GIVEN SUBDIVISION.

LEGAL DESCRIPTION OF TRACT 1
 BEGINNING AT THE CENTER OF SECTION 20, T8S-R8E, BEGINNING AT THE CENTER OF SECTION 20, T8S-R8E, PROCEED SOUTH FOR A DISTANCE OF 183.56 FEET TO THE POINT ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 190, SAID BEING THE POINT OF BEGINNING. THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.73 AND A LENGTH OF 387.82 FEET ALONG SAID SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 190 TO A POINT AND CORNER, THENCE EAST A DISTANCE OF 532.26 FEET, THENCE EAST A DISTANCE OF 304.48 FEET, THENCE N 04°32'29"E A DISTANCE OF 520.69 FEET BACK TO THE POINT OF BEGINNING CONTAINING 3.82 ACRES ALL LOCATED IN SECTION 20, T8S-R8E, G.L.D., PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

LEGAL DESCRIPTION OF TRACT 2
 BEGINNING AT THE CENTER OF SECTION 20, T8S-R8E, PROCEED SOUTH FOR A DISTANCE OF 183.56 FEET TO THE POINT ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 190, THENCE S 0°00'01" E A DISTANCE OF 520.69 FEET, SAID BEING THE POINT OF BEGINNING. THENCE PROCEED N 76°50'16" E A DISTANCE OF 304.48 FEET, THENCE N 04°32'29" E A DISTANCE OF 349.63 FEET, THENCE EAST A DISTANCE OF 288.29 FEET, THENCE N 0°00'01" W A DISTANCE OF 279.30 FEET BACK TO THE POINT OF BEGINNING CONTAINING 2.55 ACRES ALL LOCATED IN SECTION 20, T8S-R8E, G.L.D., PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

LEGAL DESCRIPTION OF TEMPORARY ASPHALT TURN-AROUND
 BEGINNING AT THE CENTER OF SECTION 20, T8S-R8E, PROCEED SOUTH FOR A DISTANCE OF 183.56 FEET TO THE POINT ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 190, THENCE S 0°00'01" E A DISTANCE OF 800.00 FEET, SAID BEING THE POINT OF BEGINNING. THENCE PROCEED EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH A DISTANCE OF 150.43 FEET, THENCE WEST A DISTANCE OF 100.00 FEET, THENCE NORTH A DISTANCE OF 150.43 FEET BACK TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES ALL LOCATED IN SECTION 20, T8S-R8E, G.L.D., PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

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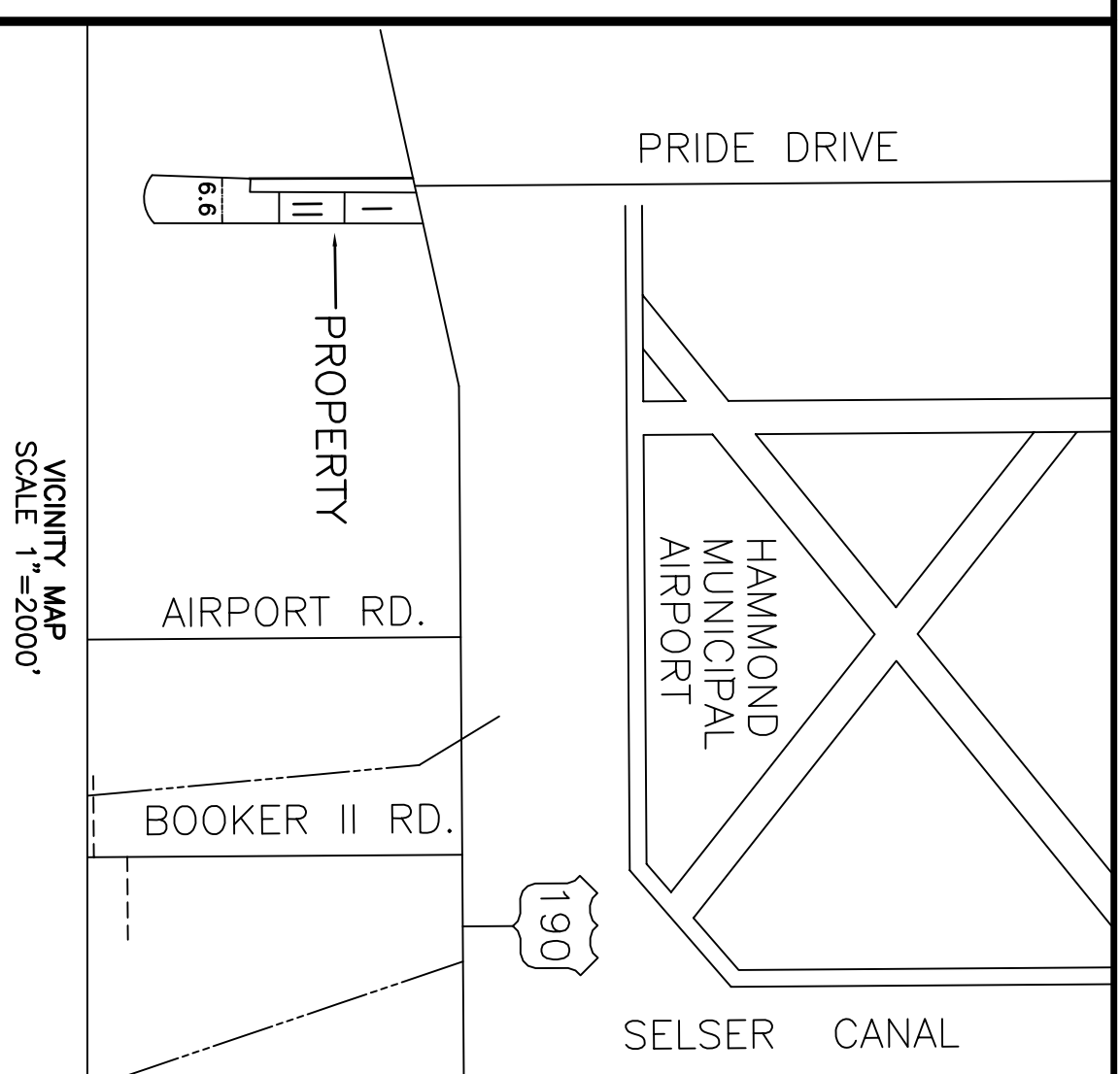
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NAME OF SUBDIVISION _____

NAME OF DEVELOPER _____

ADDRESS OF DEVELOPER _____

PUBLIC UTILITIES ARE TO BE EXTENDED AT OWNER'S/DEVELOPER'S COST.

DESIGN ENGINEERS CERTIFICATION AND SEAL
 I hereby certify this legal description is true and correct and the plat is in accordance with the provisions of the Louisiana Revised Statutes governing same

Signature _____ Date _____

PLANNING COMMISSION REVIEW PRELIMINARY & FINAL DEVELOPMENT WITH PROCEEDURE "A" (WITH BOND) / PROCEEDURE "B" (WITHOUT BOND)
 PRELIMINARY REVIEW APPROVAL DATE _____ AMOUNT \$ _____
 PROOF OF BOND: AGENT SUBMITTAL DATE _____
 FINAL APPROVAL (OFFICIAL SUBMITTAL DATE) BY COMMISSION CHAIRMAN _____
 SIGNATURE OF APPROVAL OF FINAL PLANS _____ DATE _____

ACCEPTANCE OF PLANNING COMMISSION APPROVAL OF FINAL PLANS (NOT DEDICATION OF IMPROVEMENTS)

OWNER/DEVELOPER _____ DATE _____

DESIGN ENGINEER _____ DATE _____

REVIEW ENGINEER _____ DATE _____

BOND ACCEPTANCE _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL PRESIDENT _____ DATE _____

OFFER OF DEDICATION BY OWNER/DEVELOPER
 I hereby offer for dedication to the City of Hammond use of roads, easements, ponds and required utilities as shown on this subdivisions plat, and construction plans, specifications and restrictions as approved on _____ (date) by the Hammond Planning Commission and Designated as _____ (name of subdivision)

Owner/developer _____ DATE _____

DATE _____

DATE _____

DATE _____

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE
 The City of Hammond hereby accepts the dedication of roads, easements, ponds and required utilities in accordance with the final acceptance of construction by the City and posting of the required one year maintenance bond, if any, by the owner/developer.

ACCEPTANCE (signature where applicable)

STREETS & LIGHTING _____ DATE _____

WATER _____ DATE _____

SEWER _____ DATE _____

DRAINAGE _____ DATE _____

CITY COUNCIL PRESIDENT _____ DATE _____

RECORDING INFORMATION

RECORDED BY _____ DATE _____

DESIGNER, W.A.B.	DATE

DESIGNER, W.A.B.	DATE

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ORDINANCE NO. 06-4069, C. S.

AN ORDINANCE FOR ANNEXATION ON "A PARCEL OF PROPERTY TO BE ZONED C-2, 18.7 ACRES IN SIZE, OWNED BY DAVID DAW, AND LOCATED ON HIGHWAY 190 EAST TO BE ANNEXED BY THE CITY OF HAMMOND."

BE IT ORDAINED by the City of Hammond that:

SECTION 1. An ordinance for annexation on "A parcel of property to be zoned C-2, 18.7 acres in size, owned by David Daw, and located on Highway 190 East to be annexed by the City of Hammond."

SECTION 2. SAID PROPERTY IS DESCRIBED AS FOLLOWS:

David Daw, City of Hammond and
Eastside Collision Annexation

A certain piece or portion of land, at U.S. Hwy 190 East, more particularly described as follows; Beginning at a point 108' South of the center of Section 20, T6S-R8E, to the P.O.B. (which is the North Right-of-Way of U.S. Hwy 190 East)

Thence, N73°32'24"E, 304 Feet;

Thence, N81°01'46"E, 56 Feet;

Thence, S04°32'29"W, 1297 Feet;

Thence, S87°02'57W, 243.62 Feet;

Thence, N88°52'22W, 388 Feet;

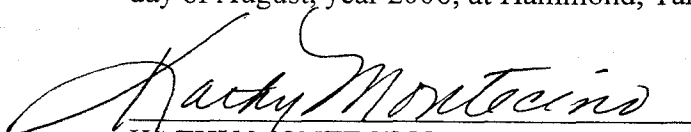
Thence, N00°01'45E, 1088 Feet;

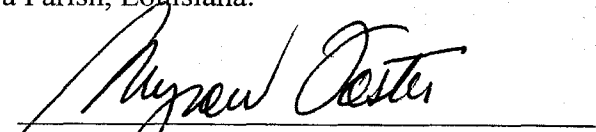
Thence, N74°29'43E, 403 Feet back to the P.O.B., (which is the North Right-of-Way of U.S. Hwy 190 East) containing approximately 18.7 Acres, all located in Section 20, Township 6 South, Range 8 East, Tangipahoa Parish, Louisiana.

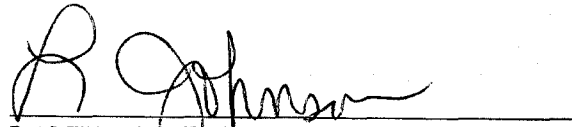
Said annexed property will be Zoned C-2 and will be added to Council District 1.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council.

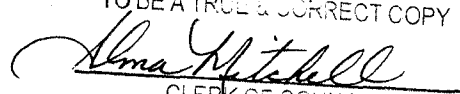
WHEREFORE the above and foregoing ordinance was declared duly adopted on this 15th day of August, year 2006, at Hammond, Tangipahoa Parish, Louisiana.

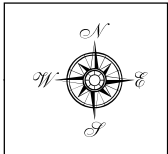
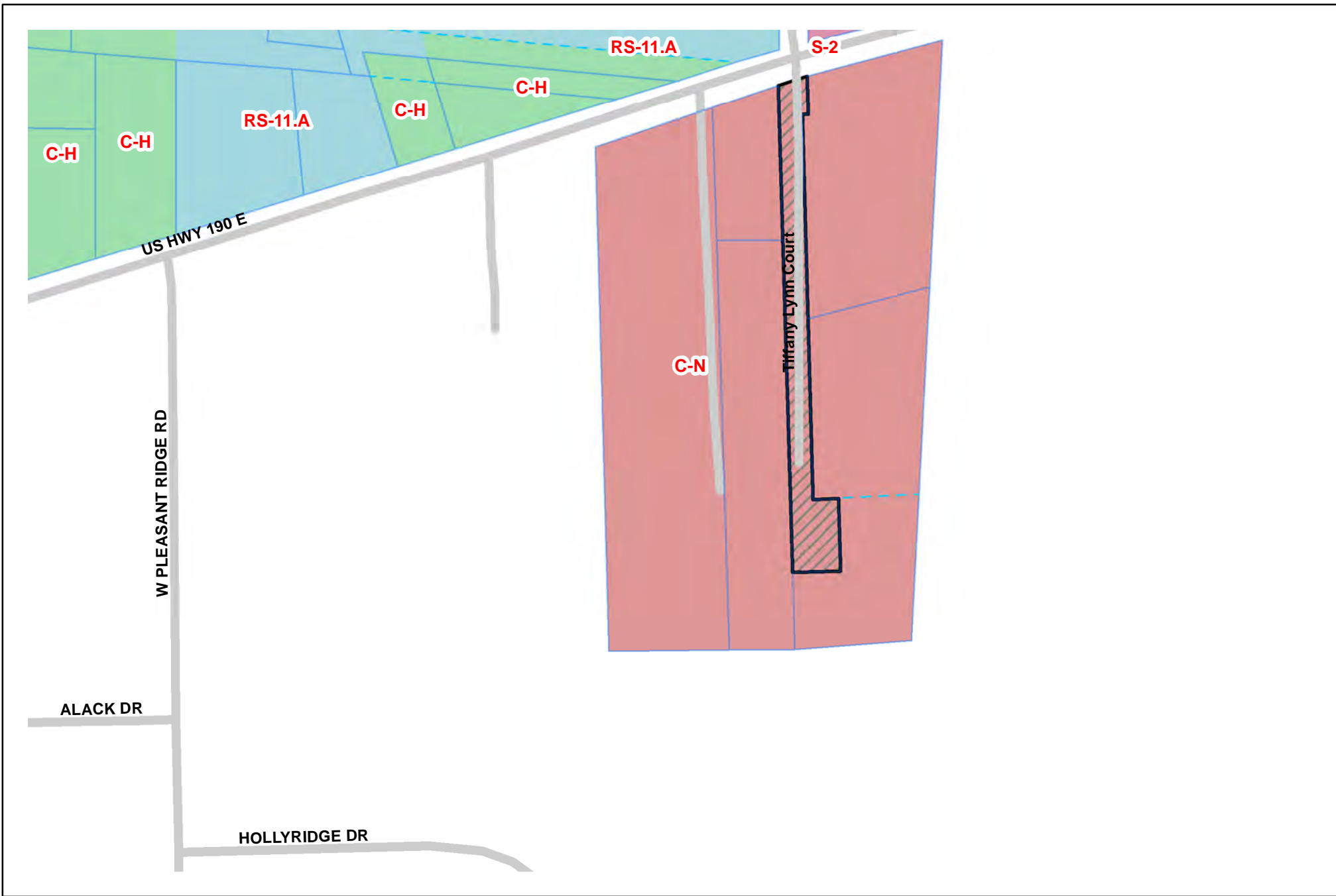

KATHY MONTECINO, PRESIDENT
HAMMOND CITY COUNCIL


HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND


LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL


Instr # 739934
13 1084 P457
12-27-06

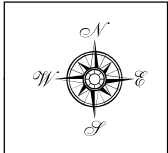
THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY

CLERK OF COUNCIL



**Tiffany Lynn Court
Renamed
Falcon Drive**

**ROW-2017-06-00004
Right-of-Way Dedication**

Legend
 Case Parcel



**Tiffany Lynn Court
Renamed
Falcon Drive**

**ROW-2017-06-00004
Right-of-Way Dedication**

Legend
Case Parcel